



# Town Council Agenda Report

**SUBJECT:** RESOLUTION - Plat - Davie Builders Parcel Plat

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "DAVIE BUILDERS PARCEL PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

(P 5-1-00 - Pulice Land Surveyors, Inc., Petitioner/Multiple Owners - 5230 & 5300 Pine Island Road. Generally located between SW 82 Avenue to the east and Pine Island Road to the west, approximately 3/4 of a mile north of Stirling Road.)

**REPORT IN BRIEF:**

The proposed plat consists of 21.0169 acres, and restricts development to 42 single family lots on Parcel A & C, church and related uses on Parcel D, and lake and private recreational use on Parcel B, with access for all parcels from Pine Island Road.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Planning and Zoning Board recommended approval subject to the Planning Report (Motion carried 4-0, Mr. Davis absent, July 12, 2000).

**FISCAL IMPACT**

|                            |    |
|----------------------------|----|
| Is appropriation required? | no |
| Funding appropriated?      | no |

**RECOMMENDATION(S):** Motion to approve the resolution.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "DAVIE BUILDERS PARCEL PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed subdivision plat known as the Davie Builders Parcel Plat has been approved by the Town Planning and Zoning Board on July 12, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The subdivision plat known as the Davie Builders Parcel Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** P 5-1-00  
Davie Builders Parcel

**Revisions:**

**Exhibit “A”**

**Original Report Date:** July 3, 2000

---

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

---

**APPLICANT INFORMATION**

**Owner**

**Name:** Multiple Owners  
(See Exhibit “A” )

**Agent**

**Name:** Pulice Land Surveyors, Inc.

**Address:**

**Address:** 5381 Nob Hill Road

**City:**

**City:** Sunrise, FL 33351

**Phone:**

**Phone:** (954) 572-1777

---

**Background Information**

**Application Request:** Approval of the proposed subdivision plat.

**Address/Location:** 5230 & 5300 Pine Island Road, Generally located between SW 82 Avenue to the east and Pine Island Road to the west, approximately 3/4 of a mile north of Stirling Road.

**Land Use Plan Designation:** Residential (3 du/ac)

**Existing Zoning:** R-5, Low Medium Density Dwelling District & CF, Community Facilities District

**Existing Use:** Vacant

**Proposed Use:** 42 single family lots on Parcels “A&C”, lake and private recreational use on Parcel “B” & 20,000 sq. ft. of church and related uses on Parcel “D”

**Parcel Size:** 21.0169 acres (915,498 square feet)

**Surrounding Land Use:**

**North:** Single family residential

**South:** Plant Nursery

**East:** Single family residential & University Bowl Bowling alley

**West:** City of Cooper City

**Surrounding Zoning:**

**North:** A-1, Agricultural District

**South:** A-1, Agricultural District

**East:** RM-5, Low Medium Density Dwelling District, A-1, Agricultural District & B-3, Planned Business District

**West:** City of Cooper City

---

**Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** Town Council approved a rezoning (ZB 7-1-99) on seconding reading June 21, 2000, from A-1, Agricultural District to R-5, Low Medium dwelling district.

Town Council approved a rezoning (ZB 4-1-00) on second reading June 21, 2000, from A-1, Agricultural District to CF, Community Facilities District.

Town Council approved a variance (V 7-1-99) to reduce the minimum separation between houses of worship, approved on September 1, 1999.

Town Council approved a variance (V 7-2-99) to reduce the minimum lot area, lot frontage, and minimum side setback within R-5 zoning, approved on September 1, 1999.

Town Council approved a variance (V 4-2-00) to reduce the minimum separation between houses of worship, approved June 7, 2000.

**Development Plan Details**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 915,498 square feet (21.0169 acres) for the proposed development of 42 single family lots on Parcels "A&C", 20,000 square feet of church and related uses on Parcel "D" together with lake and private recreational use on Parcel "B".
2. The plat provides for a 80' access opening for Parcel "B" and 100' opening for Parcel "A" and non-vehicular access line along the remaining portion of the west limits of the site. The plat also provides a 15' common driveway easement along a portion of the south limits of the plat.
3. A 20' Canal Maintenance easement along the east limits of the plat.

---

**Summary of Significant Development Review Agency Comments**

None

---

## **Applicable Codes and Ordinances**

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

## **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the planning area No. 10 generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. This area is the westernmost boundary of the the Town not including the Ivanhoe Area. The subject area is west of University Drive is developed predominately of commercial uses such as retail centers and office buildings and small scale residential areas. The area also includes six parcels of community facility uses such as libraries, churches and private school.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 102.

**Broward County Land Use Plan:** None

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**Applicable Goals, Objectives & Policies:** None

---

## **Staff Analysis/Findings of Fact**

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

---

## **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following Engineering comments being reflected on the plat prior to Town Council consideration:

1. Provide one additional PRM at the northeast property corner
2. Provide non-vehicular access lines on SW 82 Avenue. If site access is desired from SW 82 Avenue, reconstruct SW 82 Avenue to satisfy minimum safe and adequate access standards. If an emergency access is desired for SW 82 Avenue, show access opening and identify as Emergency Access Only, Subject to Approval from Town of Davie.
3. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

## **Planning and Zoning Board**

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend approval subject to the Planning Report (Motion carried: 4-0, Larry Davis absent, July 12, 2000).

### **Exhibits**

Resolution with backup, Land Use map, Subject Site map, Aerial.

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

#### **EXHIBIT "A"**

##### **Owners:**

Alpha Baptist Church, Inc.  
6301 Fillmore Street  
Hollywood, FL 33024  
(954) 989-1550

Virginia Ann Loecher  
John Loecher, Jr.  
2402 North Berry's Chapel Road  
Franklin, TN 37069  
(615) 661-3661

Anthony Galletta  
George Janica  
5151 SW 82 Avenue  
Davie, FL 33328  
(954) 434-1131

Pine Island Rd.

RESIDENTIAL  
3 DU/AC

S.W. 82nd Ave.

RESIDENTIAL  
5 DU/AC

**SUBJECT SITE**

COMMUNITY FACILITY

RESIDENTIAL  
3 DU/AC

COMMERCIAL

COMMUNITY  
FACILITY

S.W. 55th Ct.

PETITION NUMBER

15-1-00

Subject Site Area  
Future Land Use Plan

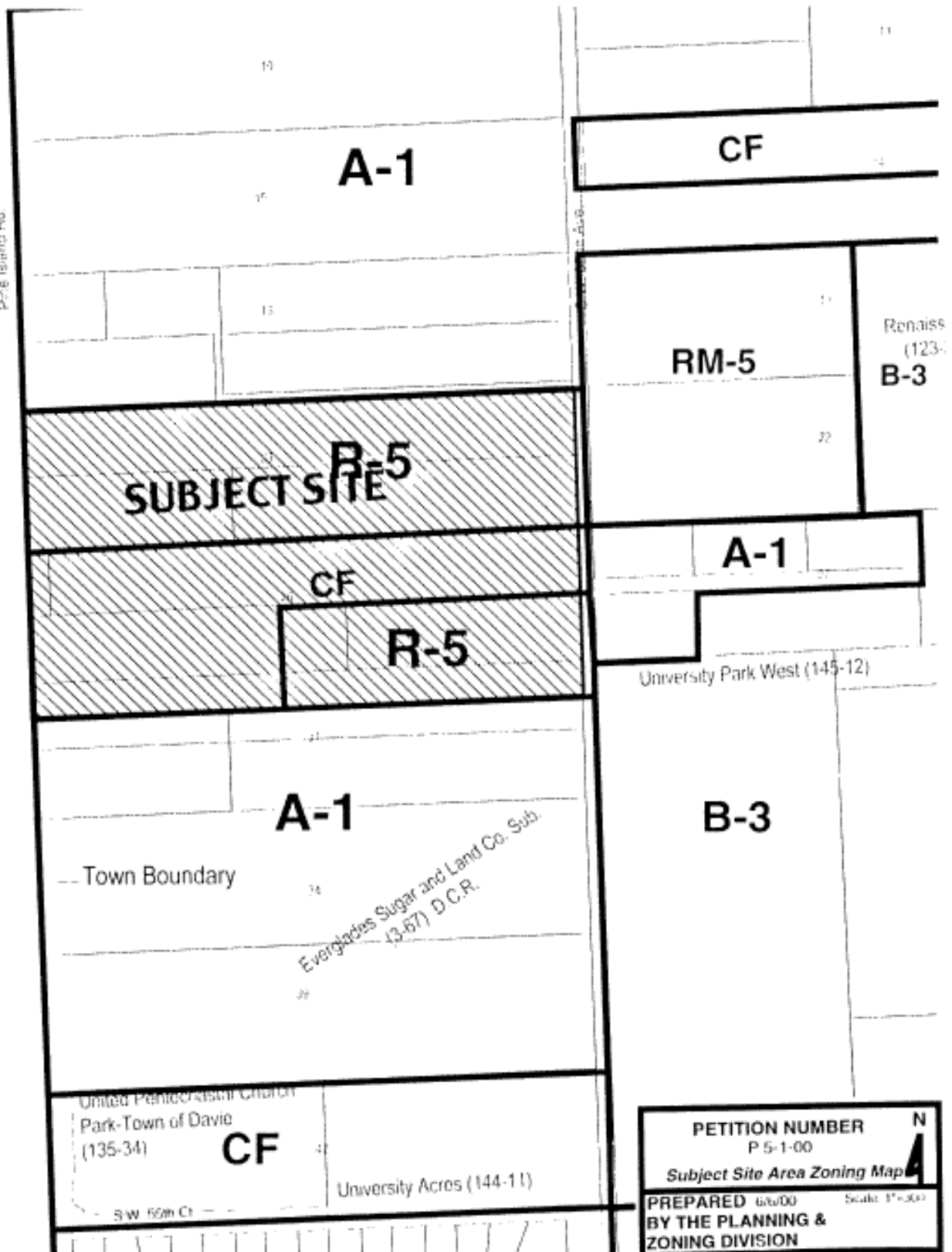
N

4

PREPARED BY THE PLANNING &  
ZONING DIVISION

Scale: 1" = 300'

Pine Island Rd





PINE ISLAND ROAD

SW 82 AVENUE

AGRICULTURAL

VACANT

SUBJECT SITE

SINGLE  
FAMILY  
RESID.

AGRICULTURAL

COMMERCIAL

VACANT



DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
P 5-1-00